



# Punjab Government Gazette

## EXTRAORDINARY

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(KARTIKA 23, 1946 SAKA)

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**PART III**  
**GOVERNMENT OF PUNJAB**  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HOUSING-I BRANCH)

**NOTIFICATION**

The 12<sup>th</sup> November, 2024

**No. G.S.R. 58/P.A.11/1995/Ss. 43 and 180/Amd.(6)/2024.-** In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Urban Planning and Development Building Rules, 2021, namely:-

**RULES**

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Third Amendment) Rules, 2024.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Urban Planning and Development Building Rules, 2021 (hereinafter referred to as the said rules), in rule 5, under the heading captioned as “(A) INDUSTRIAL”,-

(i) in sub-rule (1), in the given table,-

(a) in serial number 2, under columns 3 and 4, for the words, signs, brackets and figures, “However, for industrial plots (including I.T Buildings) upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0”), the front and rear set back shall be  $\frac{1}{4}$  of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.”, the words, signs, brackets and figures, “However, for industrial plots (including I.T Buildings) upto 2025 sq.m area, notwithstanding anything contained in note (d) of sub-rule (1) of rule 26, the front and rear setback shall be 3m irrespective of requirement, and the side setbacks may be relaxed, subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.” shall be substituted;

Further, for industrial plots (only for general industry) above 2025 sq.m area to 4047 sq.m (1 acre), notwithstanding anything contained in note (d) of sub-rule (1) of rule 26, to the extent, one side setback is relaxed, however, it shall be atleast 1.5 m from site or plot boundary, and after relaxation, the front and rear set back shall be atleast 4.5 m, subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.” shall be substituted;

(b) in serial number 4, under column 3 for General Industry, for the words, signs and figures, “65 percent of Site area \*\*5 percent additional ground coverage shall be permitted in case of retail service industry”, the words and figures, “70 percent of Site area.” shall be substituted;

(c) in serial number 18, under column 3 for General Industry, for the words, signs and figures, “1 Equivalent Car Space /100 sq.m of total Floor Area Ratio area for plot area upto 2 acres and 0.75 Equivalent Car Space/100 sq.m of total Floor Area Ratio area for plot area above 2 acres.”, the words signs and figures, “0.5 Equivalent Car Space /100 sq.m of total Floor Area Ratio area.” shall be substituted; and

(d) in the Notes thereunder, note (a) shall be omitted;

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- (ii) in sub-rule (2), in the given table,-
- (a) in serial number 2, under columns 3 and 4, for the words, signs, brackets and figures, "However, for industrial plots (including I.T Buildings) upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0"), the front and rear set back shall be  $\frac{1}{4}$  of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.", the words signs and figures, "However, if the corner plot upto 2025 sq.m in size, the side setback adjoining to the side road may be relaxed and shall not be less than 3 m from the boundary, subject to the following conditions, namely:-
- (i) *Minimum road width of side road shall not be less than 9m.*
- (ii) *Minimum setback of the building shall be governed as per table given in sub-rule (1) of 26 from the centre of the adjoining road for this side.*
- (iii) *This relaxation shall be applicable only for one time for one side and not applicable for front and rear side.*
- (iv) *The height of the boundary wall including railing for this side shall not be more than 2m.*
- (v) *No objection certificate from Fire Department is required for this relaxation."* shall be substituted;
- (b) in serial number 18, under column 3 for General Industry, for the words, signs and figures, "1 Equivalent Car Space /100 sq.m of total Floor Area Ratio area for plot area upto 2 acres and 0.75 Equivalent Car Space/100 sq.m of total Floor Area Ratio area for plot area above 2 acres.", the words signs and figures, "0.5 Equivalent Car Space/100 sq.m of total Floor Area Ratio area." shall be substituted; and
- (iii) after sub-rule (2), the following sub-rule shall be added, namely: -
- “(3) Factory**

Serial Number	Parameter	Permissible Limit
1.	Minimum Approach Road	18 m (Minimum 16'-6" widen to 60'0") or as per master plan whichever is more
2.	Minimum Set back around building required	<p>The open spaces around the building shall not be less than 4.5m for height below 15 m, with an increase of the open spaces of 0.25 m for every increase of 1 m or fraction thereof in height 15m and above:</p> <p>Provided that in case of special building (as mentioned in sub rule 11 of rule 30 and part 4, 'Fire and Life Safety' of National Building Code of India, 2016) or high-rise building, the open spaces around the building shall not be less than 6m.</p> <p>However, for plot size upto 2025 sq.m area, notwithstanding anything contained in note (d) of sub-rule (1) of rule 26, the front and rear setback shall be 3m irrespective of requirement, and the side setbacks may be relaxed, subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</p>

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Serial Number	Parameter	Permissible Limit																
		Further, the plot size above 2025 sq.m area to 4047 sq.m (1 acre), notwithstanding anything contained in note (d) of sub-rule (1) of rule 26, to the extent, one side setback is relaxed, however, it shall be atleast 1.5 m from site or plot boundary, and after relaxation, the front and rear set back shall be atleast 4.5 m, subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.																
3.	Maximum Permissible Floor Area Ratio	*Unlimited																
4.	Maximum Permissible Ground Coverage	70 percent of Site area																
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front).  Provided that for a detached building, the plinth level may be more than 450mm:  Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.																
6.	Maximum Permissible Height	As specified in the Punjab Fire and Emergency Service Act, 2024 (Punjab Act No. 12 of 2024) (excluding equipment, machinery such as chimney, boiler, plant, hammer, silos, etc. irrespective of its height).  However, clearance from the Airport Authority of India or Indian Air Force is required in case site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.																
7.	Minimum Clear Ceiling Height for factory area	3.6m, except when air-conditioned where it is 3m.																
8.	Minimum requirements of different component of a building	<table><tr><td><b>Component of Building</b></td><td><b>Min. area (SQ.M)</b></td><td><b>Min. Width (M)</b></td><td><b>Min. Clear Height</b></td></tr><tr><td>Habitable room</td><td>9.5</td><td>2.4</td><td>2.75</td></tr><tr><td>Bathroom</td><td>1.8</td><td>1.2</td><td>2.1</td></tr><tr><td>Water Closet ( W.C.)</td><td>1.2</td><td>0.9</td><td>2.1</td></tr></table>	<b>Component of Building</b>	<b>Min. area (SQ.M)</b>	<b>Min. Width (M)</b>	<b>Min. Clear Height</b>	Habitable room	9.5	2.4	2.75	Bathroom	1.8	1.2	2.1	Water Closet ( W.C.)	1.2	0.9	2.1
<b>Component of Building</b>	<b>Min. area (SQ.M)</b>	<b>Min. Width (M)</b>	<b>Min. Clear Height</b>															
Habitable room	9.5	2.4	2.75															
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Serial Number	Parameter	Permissible Limit																		
		combined bath and w.c	2.8	1.2	2.1															
		Store	3	1.2	2.2															
		Garage	18	3	2.4															
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.  (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.																		
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below: <table><tr><td>Height of building</td><td>Size (sq.m)</td><td>Min. one dimension</td></tr><tr><td>10m</td><td>1.2</td><td>0.9 m</td></tr><tr><td>12m</td><td>2.8</td><td>1.2 m</td></tr><tr><td>18m</td><td>4.0</td><td>1.5 m</td></tr><tr><td>24m</td><td>5.4</td><td>1.8 m</td></tr></table> <p>Notes:</p> <p>(a) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p> <p>(b) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</p>				Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m	12m	2.8	1.2 m	18m	4.0	1.5 m	24m	5.4	1.8 m
Height of building	Size (sq.m)	Min. one dimension																		
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12m	2.8	1.2 m																		
18m	4.0	1.5 m																		
24m	5.4	1.8 m																		
11.	Staircase requirement:	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm																		
12.	Lift and Ramp Requirement	Lift is mandatory in buildings 15m or more in height and if basement provided more than one level as per the provision of the National Building Code of India, 2016.  Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :-  Min. Width - 1800 mm  Min. Slope - 1:12																		

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Serial Number	Parameter	Permissible Limit
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mummy, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
14.	Gate and post check	<p>Watch and ward cabins upto 300 square feet may be allowed along entry gate subject to the following conditions: -</p> <p>(i) The area shall be used only as guard room, toilet, X-ray machine or metal detector, COVID testing or test sampling and storing of test samples. An undertaking to this effect shall be taken from the applicant.</p> <p>(ii) The area upto 100 square feet along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR). However, the area over and above 100 square feet shall be included in the 'Floor Area Ratio' and 'Ground Coverage', and the height of the guard room shall not be more than 2.75meters.</p> <p>(iii) The guard room or watch and ward room shall not create any hindrance in the movement of fire tender and adequate space shall be made available around the building for unhindered movement of fire tender.</p> <p>(iv) The above proposal shall be applicable to plots of one acre or above size.</p>
15.	Boundary wall	<p><b>Maximum height allowed: -</b></p> <p><u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali.</p> <p><u>Facing other property:</u> upto 1.83m solid wall.</p> <p><b>Minimum Turning Radius for corner plot: -</b></p> <p>5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"</p>
16.	Basement	<p><b>Plot size upto 2025 sq.m:</b> single storey basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot.</p> <p><b>Plot size above 2025 sq.m:</b> The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.</p> <p>Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.</p> <p><b>Minimum clear height for basement shall be as</b></p>

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Serial Number	Parameter	Permissible Limit						
		<b>below:</b> <ul style="list-style-type: none"><li>• Non-Habitable use: 2.40 m</li><li>• Habitable Use: 2.75 m</li></ul>						
17.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope: i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15						
18.	Minimum Parking required	0.5 Equivalent Car Space /100 sq.m of total Floor Area Ratio area. <i>In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each 1000 m² of floor area or fraction thereof.</i>						
19.	Projection (Free from Ground Coverage and Floor Area Ratio)	<table><tr><th>Size of Plot</th><th>Maximum allowable projection</th></tr><tr><td>a) Upto 250 sq.m</td><td>1/3 of the corresponding depth of front or rear setback or 0.91m (3'-0"), whichever is less.</td></tr><tr><td>b) Above 250 sq.m</td><td>1.83 meter (6'-0")</td></tr></table>	Size of Plot	Maximum allowable projection	a) Upto 250 sq.m	1/3 of the corresponding depth of front or rear setback or 0.91m (3'-0"), whichever is less.	b) Above 250 sq.m	1.83 meter (6'-0")
Size of Plot	Maximum allowable projection							
a) Upto 250 sq.m	1/3 of the corresponding depth of front or rear setback or 0.91m (3'-0"), whichever is less.							
b) Above 250 sq.m	1.83 meter (6'-0")							
20.	Balcony (Free from Ground Coverage and Floor Area Ratio)	<table><tr><th>Size of Plot</th><th>Maximum allowable Balcony</th></tr><tr><td>a) Upto 250 sq.m</td><td>1/3 of the corresponding depth of front or rear setback or 1.22m (4'-0"), whichever is less.</td></tr><tr><td>b) Above 250 sq.m</td><td>1.83 meter (6'-0")</td></tr></table>	Size of Plot	Maximum allowable Balcony	a) Upto 250 sq.m	1/3 of the corresponding depth of front or rear setback or 1.22m (4'-0"), whichever is less.	b) Above 250 sq.m	1.83 meter (6'-0")
Size of Plot	Maximum allowable Balcony							
a) Upto 250 sq.m	1/3 of the corresponding depth of front or rear setback or 1.22m (4'-0"), whichever is less.							
b) Above 250 sq.m	1.83 meter (6'-0")							
21.	Rain Water Harvesting System	Required						
22.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible						
23.	Solar Photo Voltaic required as per plot size	<table><tr><th>Connected Load</th><th>Minimum requirement</th></tr><tr><td>a)50 KWp to 1000 KWp</td><td>Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.</td></tr><tr><td>b) Above 1000 KWp</td><td>Minimum 50 Kilo Watt peak or3 percent of connected load, whichever is higher.</td></tr></table>	Connected Load	Minimum requirement	a)50 KWp to 1000 KWp	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.	b) Above 1000 KWp	Minimum 50 Kilo Watt peak or3 percent of connected load, whichever is higher.
Connected Load	Minimum requirement							
a)50 KWp to 1000 KWp	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.							
b) Above 1000 KWp	Minimum 50 Kilo Watt peak or3 percent of connected load, whichever is higher.							
24.	Flushing System	Provision of dual button type flushing cistern in each water closet.						

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Serial Number	Parameter	Permissible Limit
25.	Parapet Railing or	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
26.	Minimum passage corridor or	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.
27.	Residential	Upto 15 percent of the total Floor Area Ratio area in industrial buildings shall be permissible for the housing of staff or workers.

Notes:-

- (a) \*Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.
- (b) In case of Industrial Estate/ Private Industrial Areas or Conglomeration of Industries opt for central parking then:
  - (i) Minimum 20 percent parking shall be within the premises of the industry.
  - (ii) The parking requirement if provided in mechanical/ common pool area shall be duly certified by the concerned association by whom it is being maintained.
  - (iii) The share of common parking shall be calculated as per the total area of the industrial plot duly certified by the concerned agency maintaining that parking.
  - (iv) In case any false claim regarding common parking is observed then the industrial plot holder has to provide parking in his own premises.”
3. In the said rules, in rule 26 in sub-rule (1),-
  - (i) after the words “nursery school or farm house”, the words and brackets “or Industrial building (General Industry and Factory)” shall be inserted; and
  - (ii) in the Notes given under the Table,-
    - (a) note (a) shall be omitted; and
    - (b) in note (e), after the words “hazardous building”, the words “or factory” shall be inserted.

**RAHUL TEWARI,**  
Administrative Secretary to Government of  
Punjab,  
Department of Housing and Urban  
Development.



**PART III**  
**GOVERNMENT OF PUNJAB**  
DEPARTMENT OF HOME AFFAIRS AND JUSTICE  
(CIVIL DEFENCE BRANCH)

**NOTIFICATION**

The 12<sup>th</sup> November, 2024

**No. S.O. 68/C.A.43/1995/S.83/2024.-** In exercise of the powers conferred by sub-section (1) read with sub-section (4) of section 83 of the Waqf Act, 1995 (Central Act No.43 of 1995), the Governor of Punjab, in consultation with the Hon'ble Punjab and Haryana High Court, is pleased to constitute the following Tribunals consisting of the persons specified in the Schedule given below, for such local limits and jurisdictions indicated against each such Tribunal, namely:-

**SCHEDULE**

Serial No.	Tribunal		Local limits and jurisdiction
1	2	3	
1.	(i) Additional District Judge 1 <sup>st</sup> , Roopnagar; (ii) Additional District Magistrate, Roopnagar; and (iii) Gulrez Khalid, Advocate S/o Mohammad Khalid R/o Mohalla Gujranwala Maler, Malerkotla, District Malerkotla.	<b>Chairman</b> <b>Member</b> <b>Member</b>	Roopnagar Division
2.	(i) Additional District Judge 1 <sup>st</sup> , Patiala; (ii) Additional District Magistrate, Patiala; and (iii) Dr. Inam Ur Rehman S/o Dr. Mohammad Rafi R/o H.No.481, Sunami Gate Malerkotla, District Malerkotla.	<b>Chairman</b> <b>Member</b> <b>Member</b>	Patiala Division
3.	(i) Additional District Judge 1 <sup>st</sup> , Faridkot; (ii) Additional District Magistrate, Faridkot; and (iii) Asim Akhtar, Advocate S/o Suleman Akhtar R/o H.No. 51/3, New Suraj Ganj West, Jalandhar.	<b>Chairman</b> <b>Member</b> <b>Member</b>	Faridkot Division
4.	(i) Additional District Judge 1 <sup>st</sup> , Jalandhar; (ii) Additional District Magistrate, Jalandhar; and (iii) Ameena Khatoon Azad, Advocate D/o Mohammad Kaleem Azad R/o B-10, 880/14, Muslim Colony, Jaimal Nagar, Lamba Village Road Jalandhar.	<b>Chairman</b> <b>Member</b> <b>Member</b>	Jalandhar Division
5.	(i) Additional District Judge 1 <sup>st</sup> , Ferozepur; (ii) Additional District Magistrate, Ferozepur; and (iii) Mohammad Aaqib, Advocate S/o Mohammad Siraj R/o H.No.103/7, New Suraj Ganj West, Jalandhar.	<b>Chairman</b> <b>Member</b> <b>Member</b>	Ferozepur Division

**GURKIRAT KIRPAL SINGH,**  
Secretary to Government of Punjab,  
Department of Home Affairs and Justice.